

IN RE: PETITION FOR VARIANCE  
NE/S Reisterstown Road, 630' SE  
of the c/l Enchanted Hill Road  
(10811 Reisterstown Road)  
3rd Election District  
3rd Councilmanic District  
  
Calvin Richardson  
Petitioner

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 96-475-A  
\*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Variance for that property known as 10811 Reisterstown Road, located in the vicinity of Enchanted Hill Road and Ritters Lane in Owings Mills. The Petition was filed by the owner of the property, Calvin Richardson. The Petitioner seeks relief from Section 238.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit minimum side yard setbacks of 4 feet and 20 feet, in lieu of the required 30 feet, and from Section 409.8.A.4 of the B.C.Z.R. to permit a parking setback from a street right-of-way of 4 feet in lieu of the minimum required 10 feet. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Calvin E. Richardson, property owner, Paul Lee, Professional Engineer who prepared the site plan for this property, and Francis X. Borgerding, Jr., Esquire, attorney for the Petitioner. There were no Protestants present.

Testimony and evidence offered revealed that the subject property consists of a gross area of 0.66 acres, more or less, split zoned B.R., D.R. 16, and D.R. 1, and is improved with a two-story multi-use building which has existed on the property for many years. Richardson's Florist is

ORDER RECEIVED FOR FILING

Date

By

MICROFILMED

located in the front of the building, while a service garage is located in the rear of the building. The second floor of the building contains an apartment which is used for residential purposes. The Petitioner comes before me seeking variance relief for a proposed one-story, 2,100 sq.ft. addition to the service garage. The proposed addition to the garage will provide three service bays to further enhance the auto glass repair and installation business located therein. Due to the irregular shape of the property and the location of the existing building thereon, the requested variances are necessary in order to proceed with the proposed improvements.

In response to the comments made by the Development Plans Review Division of the Department of Permits and Development Management (PDM), the Petitioner agreed to relandscape and maintain the existing planter located on the front of the property, adjacent to Reisterstown Road.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use, as proposed, will not be contrary to the spirit of the B.C.Z.R. and will not result in any injury to the public good.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of this variance request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not cause any injury to the public health, safety or general welfare. Further, the granting of the Petitioner's request is in strict harmony with the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 12<sup>th</sup> day of July, 1996 that the Petition for Variance seeking relief from Section 238.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit minimum side yard setbacks of 4 feet and 20 feet, in lieu of the required 30 feet, and from Section 409.8.A.4 of the B.C.Z.R. to permit a parking setback from a street right-of-way of 4 feet in lieu of the minimum required 10 feet, for a proposed addition in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order;

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

July 12, 1996

Francis X. Borgerding, Jr., Esquire  
409 Washington Avenue, Suite 600  
Towson, Maryland 21204

RE: PETITION FOR VARIANCE  
NE/S Reisterstown Road, 630' SE of the c/l Enchanted Hill Road  
(10811 Reisterstown Road)  
3rd Election District - 3rd Councilmanic District  
Calvin Richardson - Petitioner  
Case No. 96-475-A

Dear Mr. Borgerding:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script that reads "Timothy Kotroco".

TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: Mr. Calvin Richardson  
10811 Reisterstown Road, Owings Mills, Md. 21117

Mr. Paul Lee  
304 W. Pennsylvania Avenue, Towson, Md. 21204

People's Counsel

File

MICROFILMED



#486



# Petition for Variance

## to the Zoning Commissioner of Baltimore County

for the property located at 10811 Reisterstown Rd., Baltimore County, MD

96-475-A

which is presently zoned B.R., D.R.-16 & O.R.-1

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 238.2 & 409.8.A.4 of the BCZR to permit a min. side yard setback of 4'± & 20'± and a 4' setback for parking space from exist. road r/w in lieu of the required 30' and 10' (a variance of 26'± & 10'± (side yards) and 6' parking)

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

1. Size and shape of the property;
2. Configuration of the property; and
3. For such other and further reasons as will be stated at the hearing in this matter

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Legal Owner(s):

(Type or Print Name)

Calvin Richardson

(Type or Print Name)

Signature

*Calvin Richardson*  
Signature

Address

(Type or Print Name)

City State Zipcode

Signature

Attorney for Petitioner

Francis X. Borgerding, Jr.

(Type or Print Name)

10811 Reisterstown Road 356-4040

Address

Phone No

Signature

Owings Mills MD 21117

City

State

Zipcode

Name, Address and phone number of legal owner, contract purchaser or representative to be contacted.

409 Wash. Ave., Ste. 600 296-6820

Address

Phone No

Towson MD 21204

City

State

Zipcode

Francis X. Borgerding, Jr.

409 Washington Ave., Ste. 600

Name

Towson, MD 21204

Address

296-6820

Phone No

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

2 hr

the following dates

Next Two Months

ALL OTHER

REVIEWED BY:

DATE

6/6/96

ORDER RECEIVED FOR FILING  
Date 7/12/96  
By [Signature]



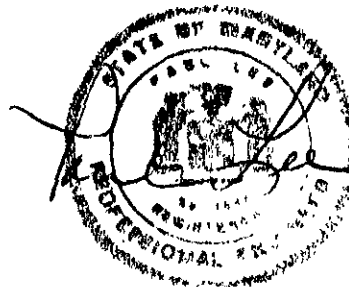
MICROFILMED

# 486

96-475-A

#10811 REISTERSTOWN ROAD  
ELECTION DISTRICT 3  
BALTIMORE COUNTY, MARYLAND

Containing 0.61 acre of land, more or less.



May 29, 1996  
J.O. 96-022

Engineers — Surveyors — Site Planners

**CERTIFICATE OF POSTING**  
**ZONING DEPARTMENT OF BALTIMORE COUNTY**  
Towson, Maryland  
96-495-14

District 3rd

Posted for: Various

Date of Posting 6/21/06

Petitioner: \_\_\_\_\_

Location of property: \_\_\_\_\_

1081 Postons Town Rd. N.E.S

Location of Signs: \_\_\_\_\_

Facing Westway On Property facing road

Remarks: \_\_\_\_\_

Posted by: \_\_\_\_\_

M. H. H. H.  
Signature

Date of return: \_\_\_\_\_

6/28/06

Number of Signs: 1

MICROFILMED

**NOTICE OF HEARINGS**

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the properly identified herein, in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case #96-475-A

(Item 486)  
10811 Reisterstown Road  
NE/S Reisterstown Road, 6307  
SE of Old Encanted Hill Road  
3rd Election District  
3rd Councilmanic  
Legal Owner(s):  
Cahn Richardson

Variance to permit a minimum side yard setback of 4 (4'-) feet and 28 (4'-) feet and a 4 foot setback for parking space from existing road right-of-way in lieu of the required 30 feet and 10 feet.  
Hearing: Monday, July 8, 1996 at 10:00 a.m. in Rm. 118, Old Courthouse.

LANRANCE E. SCHMIDT  
Zoning Commissioner for  
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Call 887-3263.

(2) For information concerning the Public Hearing, Please Call 887-3263.

6/19/June 20 CST 189

**CERTIFICATE OF PUBLICATION**

TOWSON, MD.,

6/20, 19 96

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 6/20, 19 96.

THE JEFFERSONIAN,

A. H. *Amick*  
LEGAL AD. - TOWSON

6/20/96 11:50



BALTIMORE COUNTY, MARYLAND  
OFFICE OF FIN/ - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 920064

96-475-A

DATE 6/6/96 ACCOUNT 01-615

Bv: 247K  
Item 486

AMOUNT \$ 285.00

RECEIVED FROM: C. L. Richardson - 16811 Reisterstown Rd

020-Comm Varinic - \$250.00

080-1 sign post - \$35.00

FOR: 285.00

MICROFILMED

OFFICE OF THE CLERK

APR 10 1996

BA COURT REPORTERS 416-04

DISTRIBUTION  
WHITE - CASHIER

PINK - AGENCY

VALIDATION OR SIGNATURE OF CASHIER  
YELLOW - CUSTOMER



Baltimore County  
Department of Permits and  
Development Management

# 486  
Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

\_\_\_\_\_  
ARNOLD JABLON, DIRECTOR

-----  
For newspaper advertising:

Item No.: 486 Petitioner: Calvin Richardson

Location: 10811 Reisterstown Rd.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Calvin Richardson

ADDRESS: 10811 Reisterstown Road

Bwings Mills, MD 21117

PHONE NUMBER: 356-4040



TO: PUTUXENT PUBLISHING COMPANY  
June 20, 1996 Issue - Jeffersonian

Please forward billing to:

Calvin Richardson  
10811 Reisterstown Road  
Owings Mills, Maryland 21117  
356-4040

---

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in  
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204  
or  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-475-A (Item 486)  
10811 Reisterstown Road  
NE/S Reisterstown Road, 630' SE of c/l Enchanted Hill Road  
3rd Election District - 3rd Councilmanic  
Legal Owner(s): Calvin Richardson

Variance to permit a minimum side yard setback of 4 (+/-) feet and 20 (+/-) feet and a 4 foot setback for parking space from existing road right-of-way in lieu of the required 30 feet and 10 feet.

HEARING: MONDAY, JULY 8, 1996 at 10:00 a.m. in Room 118, Old Courthouse.

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

MICROFILMED



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

June 14, 1996

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in  
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204  
or  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-475-A (Item 486)  
10811 Reisterstown Road  
NE/S Reisterstown Road, 630' SE of c/l Enchanted Hill Road  
3rd Election District - 3rd Councilmanic  
Legal Owner(s): Calvin Richardson

Variance to permit a minimum side yard setback of 4 (+/-) feet and 20 (+/-) feet and a 4 foot setback for parking space from existing road right-of-way in lieu of the required 30 feet and 10 feet.

HEARING: MONDAY, JULY 8, 1996 at 10:00 a.m. in Room 118, Old Courthouse.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon  
Director

cc: Calvin Richardson  
Francis X. Borgerding, Jr.

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

MICROFILMED





Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

July 3, 1996

Francis X. Borgerding, Jr., Esquire  
409 Washington Avenue  
Suite 600  
Towson, MD 21204

RE: Item No.: 486  
Case No.: 96-475-A  
Petitioner: Calvin Richardson

Dear Mr.. Borgerding:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on June 6, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

*W. Carl Richards, Jr.*  
W. Carl Richards, Jr.  
Zoning Supervisor

WCR/re  
Attachment(s)

MICROFILMED



B A L T I M O R E   C O U N T Y,   M A R Y L A N D

I N T E R O F F I C E   C O R R E S P O N D E N C E

TO:        Arnold Jablon, Director  
            Department of Permits & Development  
            Management

Date:   June 21, 1996

FROM:      Robert W. Bowling, Chief  
            Development Plans Review Division

SUBJECT:   Zoning Advisory Committee Meeting  
            for June 24, 1996  
            Item No. 486

The Development Plans Review Division has reviewed the subject zoning item. This office supports the side yard variance request and does not support the parking space setback request. The Landscape Plan should include a streetscape for Reisterstown Road and a buffer for the adjacent resident.

RWB:jrb

cc:   File

ZONE14B

MICROFILMED

Baltimore County Government  
Fire Department



700 East Joppa Road  
Towson, MD 21286-5500

Office of the Fire Marshal  
(410)887-4880

DATE: 06/20/96

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF JUNE 17, 1996.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 483, 484, 485, 486, 488 & 489.

21 1996

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

MICROFILMED



BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: PDM / Roslyn Eubanks  
FROM: R. Bruce Seeley  
Permits and Development Review  
DEPRM

DATE: 6/14/96

SUBJECT: Zoning Advisory Committee  
Meeting Date: Jun 17

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 483  
484  
485  
486  
487  
488  
489

RBS:sp

BRUCE2/DEPRM/TXTSBP

MICROFILMED





**Maryland Department of Transportation**  
**State Highway Administration**

David L. Winstead  
Secretary  
Hal Kassoff  
Administrator

6-18-96

Ms. Joyce Watson  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

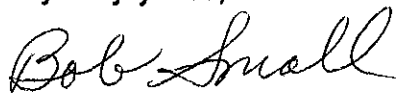

RE: Baltimore County  
Item No. 486 (HJK)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval, as a field inspection reveals the existing entrance(s) onto MD ~~140~~ 140 <sup>is</sup> ~~are~~ acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA projects.

Please contact Bob Small at 410-545-5581 if you have any questions. Thank you for the opportunity to review this item.

Very truly yours,

  
 Ronald Burns, Chief  
Engineering Access Permits  
Division

BS

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Permits and Development  
Management

DATE: June 18, 1996

FROM: Pat Keller, Director  
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 481 and 486.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by:

Jeffrey W. Long

Division Chief:

Carol L. Kerns

PK/JL/lw

RE: PETITION FOR VARIANCE	*	BEFORE THE
10811 Reisterstown Road, NE/S Reisters-		
town Road, 630' SE of c/l Enchanted Hill	*	ZONING COMMISSIONER
Rd., 3rd Election Dist., 3rd Councilmanic		
	*	OF BALTIMORE COUNTY
Calvin Richardson		
Petitioner	*	CASE NO. 96-475-A

\* \* \* \* \*

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman  
PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

Carole S. Demilio  
CAROLE S. DEMILIO  
Deputy People's Counsel  
Room 47, Courthouse  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 28<sup>th</sup> day of June, 1996, a copy of the foregoing Entry of Appearance was mailed to Francis X. Borgerding, Esquire, 409 Washington Avenue, Suite 600, Towson, MD 21204, attorney for Petitioner.

Peter Max Zimmerman  
PETER MAX ZIMMERMAN

MICROFILMED

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

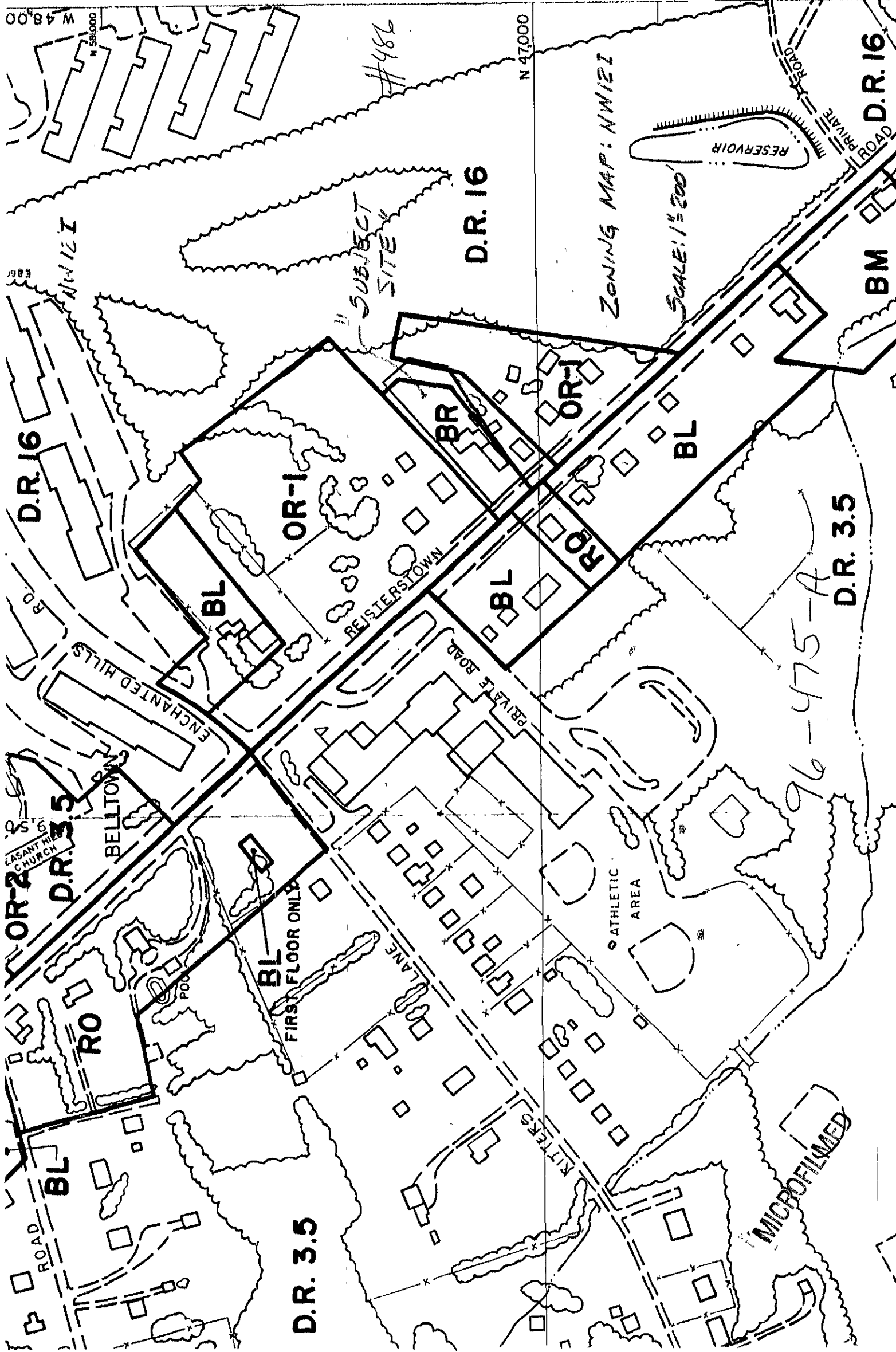
NAME

ADDRESS

CALVIN E. RICHARDSON  
PAUL LEE

10811 REIST. RD. ODINGS MILLS, MD 21117  
304 W. PENNSYLVANIA AVE 21204

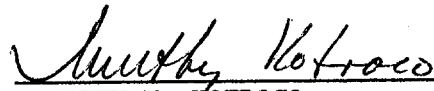
MICROFILMED



however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

2) The Petitioner shall relandscape and maintain the planter located on the front of the property adjacent to Reisterstown Road with suitable plants and/or flowers.

3) When applying for a building permit, the site plan and/or landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING  
Date 7/2/86  
By [Signature]





BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 96-475-A  
DATE 6/6/96 ACCOUNT 01-015  
AMOUNT \$ 285.00  
RECEIVED BY: [Signature]  
FROM: [Signature]  
FOR: [Signature]

VALIDATION OR SIGNATURE OF CASHIER  
DATE: 6/6/96 TIME: 10:00 AM



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 486 Petitioner: Calvin Richardson  
Location: 10811 Reisterstown Rd.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Calvin Richardson  
ADDRESS: 10811 Reisterstown Rd.  
Owings Mills, MD 21117  
PHONE NUMBER: 356-4640

TO: PUTZEMER PUBLISHING COMPANY  
June 20, 1996 Issue - Jeffersonian

Please forward billing to:

Calvin Richardson  
10811 Reisterstown Road  
Owings Mills, Maryland 21117  
356-4640

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204

or  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-475-A (Item 486)  
10811 Reisterstown Road  
NE/2 Reisterstown Road, 630' SE of c/l Encanted Hill Road  
3rd Election District - 3rd Councilmanic  
Legal Owner(s): Calvin Richardson

Variance to permit a minimum side yard setback of 4 (+/-) feet and 20 (+/-) feet and a 4 foot setback for parking space from existing road right-of-way in lieu of the required 30 feet and 10 feet.

HEARING: MONDAY, JULY 8, 1996 at 10:00 a.m. in Room 118, Old Courthouse.

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

June 14, 1996

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204

or  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-475-A (Item 486)  
10811 Reisterstown Road  
NE/2 Reisterstown Road, 630' SE of c/l Encanted Hill Road  
3rd Election District - 3rd Councilmanic  
Legal Owner(s): Calvin Richardson

Variance to permit a minimum side yard setback of 4 (+/-) feet and 20 (+/-) feet and a 4 foot setback for parking space from existing road right-of-way in lieu of the required 30 feet and 10 feet.

HEARING: MONDAY, JULY 8, 1996 at 10:00 a.m. in Room 118, Old Courthouse.

[Signature]

Arnold Jablon  
Director

cc: Calvin Richardson  
Francis X. Borgerding, Jr.

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

July 3, 1996

Francis X. Borgerding, Jr., Esquire  
409 Washington Avenue  
Suite 600  
Towson, MD 21204

RE: Item No.: 486  
Case No.: 96-475-A  
Petitioner: Calvin Richardson

Dear Mr. Borgerding:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on June 6, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Babanks in the zoning office (887-3391).

Sincerely,

[Signature]  
W. Carl Richards, Jr.  
Zoning Supervisor

WCR/re  
Attachment(s)

BALTIMORE COUNTY, MARYLAND  
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director Date: June 21, 1996  
Department of Permits & Development Management  
FROM: Robert W. Bowling, Chief  
Development Plans Review Division  
SUBJECT: Zoning Advisory Committee Meeting  
for June 24, 1996  
Item No. 486

The Development Plans Review Division has reviewed the subject zoning item. This office supports the side yard variance request and does not support the parking space setback request. The Landscape Plan should include a streetscape for Reisterstown Road and a buffer for the adjacent resident.

RWB:jrb

cc: File

ZONE14B

Baltimore County Government  
Fire Department



700 East Joppa Road  
Towson, MD 21286-5500

Office of the Fire Marshal  
(410) 887-4830

DATE: 06/20/96

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF JUNE 17, 1996.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time.  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 483, 484, 485, 486, 488 & 489.

21.653

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

Printed with Soybean Ink  
on Recycled Paper

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: PDM Roslyn Babanks DATE: 6/14/96  
FROM: R. Bruce Seeley  
Permits and Development Review  
DEPRM  
SUBJECT: Zoning Advisory Committee  
Meeting Date: June 17

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 483  
484  
485  
486  
487  
488  
489

RBS:sp  
BRUCEZ/DEPRM/TXTSP





David L. Winstead  
Secretary  
Hal Kassoff  
Administrator

Ms. Joyce Watson  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 466 (HJK)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval, as a field inspection reveals the existing entrance(s) onto MD/US 14C. *is* are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA projects.

Please contact Bob Small at 410-545-5581 if you have any questions. Thank you for the opportunity to review this item.

Very truly yours,

✓ Ronald Burns, Chief  
Engineering Access Permits  
Division

BS

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

**Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717**  
**Street Address: 707 North Calvert Street • Baltimore, Maryland 21202**

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Permits and Development  
Management

DATE: June 18, 1996

FROM: Pat Keller, Director  
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):  
Item Nos. 481 and 486.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by: Jeffrey W. Fay

Division Chief: Samuel L. Kerner

PK/JL/lw

ITEM481/PZONE/ZAC1

RE: PETITION FOR VARIANCE \* BEFORE THE  
10811 Reisterstown Rd., NE/S Reisters-  
town Road, 630' SE of c/l Enchanted Hill \* ZONING COMMISSIONER  
Rd., 3rd Election Dist., 3rd Councilmanic \* OF BALTIMORE COUNTY  
Calvin Richardson \*  
Petitioner \* CASE NO. 96-475-A

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

Carole S. Demilio  
CAROLE S. DEMILIO  
Deputy People's Counsel  
Room 47, Courthouse  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 28<sup>th</sup> day of June, 1996, a copy of the foregoing Entry of Appearance was mailed to Francis X. Borgerding, Esquire, 409 Washington Avenue, Suite 600, Towson, MD 21204, attorney for Petitioner.

Peter Max Zimmerman  
PETER MAX ZIMMERMAN

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME  
CALVIN E. RICHARDSON  
PAUL LEE

ADDRESS 217  
10511 E. 1st. St. DENVER, CO  
304 W. PENNSYLVANIA AVE. PHILADELPHIA



LOCATION PLAN

SCALE: 1" = 1000'

NOTES:

GENERAL NOTES:

1. AREA OF PROPERTY =  $0.61Ac^2$  (GROSS -  $0.66Ac^2$ )
2. EXIST. ZONING OF PROPERTY = "DR, DR-16 & DR-1"
3. EXIST. USE OF PROPERTY = "FLOREST, APARTMENT SERVICE GARAGE"
4. PROP. ZONING OF PROPERTY = "DR, DR-16 & DR-1"
5. PROP. USE OF PROPERTY = "FLOREST, APARTMENT SERVICE GARAGE"
6. REQUIRED OFF STREET PARKING:  
EXIST. BLDG = 4050.5 SF  
A FLOREST = 3306.5 SF  
RETAIL 1030.5 F & 5/1000 = 5.25  
PREPARATION & STORAGE - 2856.5 SF @ 15.5 SHF = 4  
SERVICE GARAGE (GLASS SHIP) 7449 SF @ 33.1/1000 = 2.46  
174.5 T.M.S.H.T. 2'40" FLOOR = 2.00  
B. PROP. ADDITION SERVICE GARAGE 3347 SF @ 33.1/1000 = 6.23  
REQD. TOTAL NO. PARKING SPACES =  $20.6 = 21$  F.S.  
C. NUMBER OF PARKING SPACES SHOWN (INCL. 3 BAYS) = 28 F.S.
7. PROPERTY SERVED BY PUBLIC WATER & PRIVATE SEWER.
8. PREVIOUS ZONING CASES: \* 3756 & 72-182 RA  
PROPERTY ZONED DR BY COMPREHENSIVE ZONING MAP 1980  
AS ITEM 3-7.
9. PETITIONER REQUESTING A VARIANCE TO SECT. 2282 & 409.8 A.4  
OF THE DCZ TO PERMIT A MIN. SIX YARD SETBACK OF 4' &  
20' AND A 4' SETBACK FOR PARKING SPACE FROM EXIST. ROAD  
R/W. IN VIEW OF THE REQUIRED 30' AND 10' (A VARIANCE  
OF 26' & 10' WIDE YARDS) AND 6' PARKING.
10. PERMITTED F.A.R. = 2, EXIST. 4, PROP. FAR 6150.5/2651 = 0.23
11. EXIST. SERVICE GARAGE USED FOR AUTO GLASS REPAIR  
AND INSTALLATION.

# 486

PLAT TO ACCOMPANY PETITION  
FOR

VARIANCES  
# 10811 REISTERSTOWN ROAD  
RICHARDSON'S FLORIST

3RD ELEC. DIST. BALTIMORE COUNTY, MD.  
SCALE: 1" = 30' MAY 29, 1996

PAUL LEE ENGINEERING, INC.  
304 W. PENNSYLVANIA AVENUE  
TOWSON, MARYLAND 21204

96-022

96-475-A